LAKE MOOVALYA KEYS
Board of Directors
Approved Meeting Minutes
March 2, 2020

CALL TO ORDER:
President Bill Manderscheid called the Board of Directors Meeting of the Lake Moovalya Keys to order at 6:00 pm.

PRESENT:
President Bill Manderscheid Lot 228
Vice President Kevin Auman Lot 137
Secretary/Treasurer Kit Furnell Lot 16
Blane Coon Lot 54
Kathy Northcutt Lot 73 and Lot 102
Chuck Smith Lot 103 and Lot 104
Chuck Baker Lot 117
Chris Chambers Lot 164
Jack Sweeney Lot 197

ABSENT:
Karen Gallio Lot 1

OTHERS PRESENT:
Legal Counsel: John C. Churchill Lot 153 and Lot 154
General Manager/Recording Secretary: Heather Wilson Lot 166

GUESTS:
Rosemary Carlisle Lot 25 and Lot 110
Steve Carlisle Lot 25 and Lot 110
Mark Volkoff Lot 33
Trish Wikoff Lot 95
Kyle Sullivan Lot 96
Donna Alexander Lot 115
Don Alexander Lot 115
Fabio Gaipa Lot 120
Thomas Gaipa Lot 120
Hamish Bell Lot 121
Doug Kashuba Lot 122
Linda Mitts Lot 136
Doug Mitts Lot 136
Leanne Carley Lot 149
Jeff Carley Lot 149
Wendy Kemme Lot 207
Jeanie Kemme Lot 207
Christie May Ward Lot 227
Charlie Ward Lot 227
Steve Habermann Lot 229
Carla Faulkner David Plunkett Realty
Kim Harsch Robert Gory Realty
CALL TO THE PUBLIC:
Meeting Protocol
Rosemary Carlisle asked the Board what the protocol is when it comes to being allowed to
speak at the meetings.

Mr. Manderscheid reported that members are allowed to comment on each agenda item once
there is a motion on the floor and the agenda item is open for discussion.

Campaign
Christi May Ward reported that she as well as all of the other homeowners of the Moovalya
Keys have been bombarded with letters, emails and telephone calls from various homeowners
in the Moovalya Keys and that it is causing conflict between neighbors and she is asking if
people could just stop doing this.

Christi May Ward also reported that homeowners should just be able to read through the bios
of the candidates and allow homeowners to privately make their own decision as to who they
want to vote for.

BOARD OF DIRECTORS MEETING MINUTES:
Mr. Smith made a motion to approve the February 2020 Board of Directors Meeting
Minutes. Mr. Auman seconded the motion and the motion carried unanimously.

BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES:
Mr. Sweeney made a motion to approve the February 2020 Board of Directors Executive
Session Meeting Minutes. Mr. Coon seconded the motion and the motion carried
unanimously.

FINANCIALS:
Bookkeeper Report, Prepaid Bills and Bills for Approval
Mr. Sweeney made a motion to approve the February 2020 Bookkeepers Report, Prepaid
Bills and Bills for Approval. Mr. Auman seconded the motion and the motion carried
unanimously.

FEBRUARY 2020 PREPAID BILLS

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<tr>
<th>Date</th>
<th>Num</th>
<th>Name</th>
<th>Memo</th>
<th>Amount</th>
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<td>Disclosure fee</td>
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BILLS FOR APPROVAL (invoice on separate attachment)

Law Office of John Churchill (1/29 – 2/26 HOA) $2,117.50

Balance Sheet
Mr. Sweeney made a motion to approve the February 2020 Balance Sheet. Mr. Auman seconded the motion and the motion carried unanimously.

Profit and Loss Statement
Mr. Sweeney made a motion to approve the February 2020 Profit and Loss Report. Mr. Baker seconded the motion and the motion carried unanimously.

Posting of Financial Reports
Ms. Wilson asked the Board if it is possible to post the Balance Sheet and the Profit and Loss statement in the member’s only section of the website prior to the Board meeting so that members can review them.

Posting of Financial Reports
Mr. Sweeney reported that yes this can be done prior to the Board’s approval but asked that the reports are posted as a draft due to the fact that the Board has not approved the reports.

2020 Budget Review
Mr. Manderscheid reported that our bookkeeper Sue Thomson has submitted the 2020 Budget for the Board’s approval.

Mr. Sweeney made a motion to approve the 2020 Budget. Mr. Baker seconded the motion and the motion carried unanimously.

CPA Review
Mr. Sweeney reported that the information has been passed on to the CPA to perform their review.
GENERAL MANAGER’S REPORT:
Mr. Chambers made a motion to approve the January 2020 General Manager’s Report. Mr. Baker seconded the motion carried unanimously.

Mr. Sweeney made a motion to approve the February 2020 General Manager’s Report. Ms. Northcutt made a second and the motion carried unanimously.

OLD BUSINESS:

Construction Progress Report
Ms. Wilson reported that we currently have twelve (12) Lots that are under some type of construction/home improvements or are pending building permits; Lot 14, Lot 25, Lot 56, Lot 67, Lot 101, Lot 117, Lot 123, Lot 192, Lot 208, Lot 227, Lot 231 and Lot 250.

Conference Calling System
Mr. Manderscheid reported that Scott Homan was to give the Board an update as to what equipment and service that will be required and that he is not present today so this item will be tabled until the Board receives an update.

Rosemary Carlisle asked the Board where they are as far as approving conference calling system.

Mr. Manderscheid reported that the Webex system was not a good fit for what we want to accomplish, so Scott Homan has some alternatives to present to the Board.

Bridge Repair
Ms. Wilson reported that we have received the money from the insurance company to fix the bridge and that she has notified Mr. Chambers.

Mr. Chambers reported that he will notify Ms. Wilson as to what his actual start date is going to be.

Moovalya Keys Website Members’ Only Section
Mr. Manderscheid reported the “Members’ Only” section on the website is up and running.

Tow Away Signs
Ms. Wilson reported that she has submitted a proof and a price for the signs only, that no labor is included to install the signs to the Board for approval. Ms. Wilson also reported and that there will be (3) signs in the overflow parking lot, one (1) on the gate and two (2) at the common area parking spaces on Moovalya Drive and that once she receives the price for the labor to install them, she will notify the Board.

Mr. Sweeney made a motion to purchase three (3) of the 18” X 24” signs that are to be installed in the overflow parking lot and three (3) of the 12” X 18” signs posting one of the 12”X 18” signs on the entrance gate and the other two (2) 12” X 18” signs are to be posted at the common area parking spaces on Moovalya Drive. Ms. Furnell seconded the motion and the motion carried unanimously.

Mr. Sweeney requested that when Ms. Wilson receives the price to have the signs installed to notify the Board as to what the final costs are going to be.
Moovalya Keys Liability Insurance Policy/Property Limits
Mr. Manderscheid reported that Steve Habermann has stated that he feels that the current liability insurance limits the Moovalya Keys carries is not enough coverage and asked the Board if they could look into the higher limits of coverage.

Mr. Manderscheid stated that the Moovalya Keys currently carries a one-million-dollar liability insurance policy with a two-million-dollar umbrella policy and that he will meet with Beaver Insurance and ask them to give us a prices based on 3-5 million dollar liability insurance coverage and that he will report back at the next Board of Directors meeting.

HOMEOWNERS ANNUAL MEETING:
Homeowners Annual Meeting Date
Mr. Manderscheid reported that the “Homeowners Annual Meeting” will be held on April 11, 2020 and will be held in the La Paz County Boating and Safety Training Room located at 8484 Riverside Drive.

Homeowners Annual Meeting Voting Package Mailing
Mr. Manderscheid reported that the “Homeowners Annual Meeting Voting Package” will be mailed out March 9, 2020.

Agenda Items for the Annual Meeting
Mr. Manderscheid reported that the cutoff date for homeowners to submit their request for an Agenda item for the Homeowners Annual Meeting will be March 20, 2020 and that you can submit your request via email to the moovalyakeys@gmail.com or by U.S. Mail.

Contact Information Authorization Form
Mr. Manderscheid reported that we will be also sending out the “Contact Information Authorization Form” with the “Homeowners Annual Meeting Voting Package” authorizing us to post homeowners telephone numbers and email addresses in the “Members’ Only” section of the website.

Additional Insured endorsement – Homeowners’ Insurance Policies
Mr. Manderscheid reported that there will also be ballot in the Voting Package allowing homeowners the option to vote on as to whether or not to make it a requirement that the Association require that all homeowners provide the Association with a certificate of insurance that includes the Moovalya Keys being name as additional insured on their homeowners insurance policy.

RULES COMMITTEE:
Mr. Sweeney reported that after discussion in the Executive session, the Board came to the conclusion that there will not be any motions made today in regards to the Rule Committee.

NEW BUSINESS:
Lot 123 – 8669 Moovalya Drive Drawings for Approval
Mr. Sweeney reported that he is in receipt of the revised drawings for Lot 123 – 8669 Moovalya Drive that were submitted at the last meeting but did not comply with the Moovalya Keys setback requirements and that the resubmitted set of construction drawings are now in compliance with the CC&R’s and recommends that the Board approve them.

Mr. Sweeney made a motion to approve the revised drawings for Lot 123-8669 Moovalya Drive as submitted. Mr. Chambers seconded the motion and the motion carried unanimously
NEW BUSINESS CONTINUED:
Lot 231 – 8969 Riverside Drive Drawings for Approval
Mr. Sweeney reported that he is in receipt of drawings for a 6’ block wall with an entrance gate and the extension of the concrete driveway and that the drawings are in compliance with the height limits and setbacks.

Mr. Sweeney made a motion to approve the drawings as submitted for Lot 231 – 8969 Riverside Drive. Mr. Baker seconded the motion, and the motion carried unanimously.

Lot 250 – 8702 Navajo Lane Drawings for Approval
Mr. Sweeney reported that he is in receipt of drawings for Lot 250 – 8702 Navajo Lane and basically all the owner is proposing is to install a block wall and the pouring of concrete flatwork and that the drawings are in compliance with the CCR’s and made a motion to approve the drawings as submitted. Mr. Auman seconded the motion, Mr. Chambers abstained the motion and the motion carried unanimously.

Tenant Information Sheet Processing Fee
No up date

General Manager’s Salary
Mr. Manderscheid reported that it has been recommended that the General Manager’s Salary be increased to $34,400 per year which is a $15 per day increase and that it be retroactive to January 1, 2020.

Mr. Coon made a motion to increase the General Managers salary to $34,300 per year retroactive to January 1, 2020. Mr. Smith seconded the motion and the motion carried unanimously.

Counting of Ballots
Mr. Manderscheid reported that we have concerned homeowners in regards to the process in which the ballots are counted, therefore the Board has hired a third party to count the ballots which is Parker Accounting and that Parker Accounting will be attending the Annual Meeting so that they can count the ballots.

Ms. Wilson reported that the mailed in ballots are received by our Bookkeeper, Sue Thomson and that Sue will bring all of the unopened ballots to the Annual Meeting so that Parker Accounting can count the unopened ballots.

EXECUTIVE SESSION
6:59 PM Executive Session is now in session

7:37 PM Executive Session adjourned

7:38 PM Board of Directors Meeting is back in session

Meeting Adjourned 7:55 PM

Submitted by Recording Secretary, Heather Wilson